

# EARLY DESIGN GUIDANCE

## 4515-4525 41st Avenue SW

A Proposed Mixed-Use Development  
for BCK Investments



NICHOLSON KOVALCHICK ARCHITECTS  
4302 SW ALASKA ST., SUITE 200  
SEATTLE, WA 98116  
(206) 933-1150

**4515-4525 41ST AVENUE SW**

Proposed Mixed-Use Development for BCK Investments

EARLY DESIGN GUIDANCE

ZONING CODE SUMMARY

Property Address: .....4515, 4519, 4525 41<sup>st</sup> Ave SW  
PIN: .....0952006660, 0952006680, 0952006700  
Zone: .....L-3: Lowrise 3 Multifamily Residential  
Proposed Zone (Contract Rezone): .....NC3-65: Neighborhood Commercial  
Overlays: .....West Seattle Junction Hub Urban Village  
Mapped ECA: .....None  
Lot Area:.....115' x 175' = 20,125 SF

REQUIREMENTS FOR L3 (LOWRISE MULTIFAMILY) ZONES:

Permitted Uses (23.45.004):

Single-family dwelling units & Multifamily structures. A park and pool lot may be authorized as a conditional use provided it is *located on an existing parking lot* and meets the standards of 23.45.126.

Density (23.45.008.A):

1 dwelling unit per 800 SF of lot area ..... (20125 / 800 = 25.2) ..... 25 units max

Structure Height (23.45.009):

Maximum Height (Base Height Limit): .....30'  
Pitched roofs may extend 5' + 6' (for Urban Center) above 30' limit ..... 41'

Lot Coverage (23.45.010):

Maximum Lot Coverage for Townhouses: .....50%..... (.5)(20125) = 10,062 SF  
Maximum Lot Coverage for Other Structures: .....45%..... (.45)(20125) = 9,056 SF

Structure Width & Depth Requirements (23.45.011):

Maximum Width with modulation, apartments .....75'  
Maximum Width with modulation, townhouses..... 120'  
Maximum Depth: .....65% lot depth .. ..... (.65)(115') = 74'-9"

Minimum Modulation Requirements (23.45.012):

Minimum depth of modulation required:.....4'  
Minimum width of modulation: .....5'  
Maximum width of modulation: .....30'

Setback requirements (23.45.014 & 23.86.012):

Front Setback: Average of adjacent setbacks, 5' min -15' max..... 15'  
Rear Setback: 15% of lot depth, from alley centerline, 10' min ..... 10'  
Side Setback: Table 23.45.014A, depends on structure depth ..... 5' min, 8' max.  
Cluster Setback: Table 23.45.014C, depends on faced length ..... 10' min.

Open Space Requirement (23.45.016):

Townhouses: 300 SF/unit average (200 SF min)  
Apartments: 25% of lot area at ground level, or 30% of lot area

Parking and Access Standards (23.45.018):

From alley; street access permitted if alley access unsafe or infeasible

REQUIREMENTS FOR NC3-65 (NEIGHBORHOOD COMMERCIAL) ZONES:

Permitted Uses (23.47.004):

Uses permitted outright include retail sales and services, eating and drinking establishments, principal use parking, offices, park and pool lots, park and ride lots, live-work units. Multifamily structures and artist studio/dwellings are permitted outright in mixed-use developments

Mixed Use Development Standards (23.47.008):

80% of the street front façade shall be occupied by non-residential uses, extending at least 30' in depth (may be averaged); Minimum floor-to-floor height of 13' at street level.

Lot Coverage (23.47.008.D):

64% max. lot coverage for residential portion of mixed-use structure above 13'; 100% for nonresidential use.

Density Limits for Single-Purpose Residential Uses (23.47.009):

1 unit per 400 square feet of lot area; Does not apply to mixed use development

Structure Height (23.47.012):

Maximum Height (23.47.012.A): ..... 65'  
Added Height for Sloped Lots (23.47.012.F): ..... 1' for each 6% of slope

Setback Requirements (23.47.014):

At front of lot abutting residentially zoned lot: ..... 15' x 15' triangle  
Side lot line abutting residentially zoned lot:..... 0' up to 13', 10' from 13' to 65'  
At street frontage with parking: ..... 5' setback  
Alley dedication for ROW widening ..... 2' at alley

Open Space Standards (23.47.024):

The quantity of open space shall equal 20% of the structure's gross floor area in residential use. Balconies and decks shall be at least 60 square feet, with no horizontal dimension less than 6'.

Solid Waste & Recycling (23.47.029):

Multifamily: 51-100 units ..... 200 square feet ..... Front-loading  
Commercial: 100,001-200,000 SF ..... 275 square feet ..... Front-loading

REQUIRED PARKING (23.54.015):

11-30 dwelling units ..... 1.15 spaces per unit (up to 1.3 max.)  
31-60 dwelling units ..... 1.2 spaces per unit (up to 1.35 max.)  
More than 60 dwelling units ..... 1.25 spaces per unit (up to 1.4 max.)  
General retail sales and services..... 1 space for each 350 SF  
Shared parking is allowed, subject to provisions of 23.54.020.G.



NICHOLSON KOVALCHICK ARCHITECTS  
4302 SW ALASKA ST., SUITE 200  
SEATTLE, WA 98116  
(206) 933-1150

4515-4525 41ST AVENUE SW

Proposed Mixed-Use Development for BCK Investments

EARLY DESIGN GUIDANCE

# DEVELOPMENT OBJECTIVES

## From Attachment A, Part II: Application for Early Design Guidance

1.

*Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.*

The project site consists of three parcels located at 4515, 4519, and 4525 41<sup>st</sup> Ave SW. With the parcels combined, the site is 175' wide by 115' deep, for a total area of 20,125 square feet. It is midblock on the west side of street, between SW Oregon Street to the north and SW Alaska Street to the south. Currently the site contains three single-family houses, two garages, several rockeries and concrete retaining walls to deal with the steep topography. Two concrete driveways are located on 41<sup>st</sup> Ave SW, and two parking areas are located off the alley. The site slopes approximately 20' from a high point at the alley down to 41<sup>st</sup> Ave SW.
2.

*Please indicate the site's zoning and any other overlay designations.*

The site is zoned L-3: Lowrise, Multi-Family Residential. It is located in the West Seattle Junction Hub Urban Village. The proposal is for a Contract Rezone to NC3-65: Neighborhood Commercial.
3.

*Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.*

The neighborhood is currently in transition, with several projects under construction or in building permit review. Immediately adjacent to the project site, the zoning to the north and south is L-3. The two lots to the north, fronting SW Oregon St, contain houses built in 1927 and some large trees. The lot immediately to the south is a 3-story apartment building built in 1998. The next two lots contain 1-story houses built in 1945. The southern of these lots has three new townhouses built behind it. Directly south of the new townhouses, the zoning changes to NC3-65 for the remainder of the block. A large mixed use development containing a QFC grocery store and five stories of apartments is currently under review. The QFC project occupies the entire south end of the block between 41<sup>st</sup> Ave SW and 42nd Ave SW, fronting on SW Alaska St. The northwest corner of the project includes the continuation of the alley, which currently dead-ends, to 42<sup>nd</sup> Ave SW.

Across 41<sup>st</sup> Ave SW, the zoning is L-2 for most of the block. The southern end of the block changes to NC3-65. The L-2 portion consists of single family houses ranging in age from 1909 to 1959, a duplex, a triplex, and a few townhouse projects. Two of the townhouse projects were built behind existing houses, a common pattern in neighborhood. The other townhouse project has just recently been completed and units are for sale. The NC3-65 zone at the end of the block is the site of a new one-story Viking Bank.

Across the alley from the project site, the block is zoned NC3-65, except for the southern end which is zoned NC3-85. The northern four lots contain single family houses dating from 1913 to 1924. About mid-block, across from the project site, is a three-story building containing medical and dental offices. South of that is a small house which may soon be sandwiched between the office building and a proposed six-story mixed use development. The proposed development would span the NC3-65 and NC3-85 zones. At the end of the block is the western half of the proposed QFC project, in the NC3-85 zone.

The broader neighborhood includes many commercial uses mixed with a variety of residential building types. The West Seattle Junction, the heart of the pedestrian-oriented retail district of West Seattle, is located two blocks away at the intersection of California Ave SW and SW Alaska Street. Retail, services, eating and drinking establishments, and cultural centers are clustered along California Ave SW and the surrounding blocks. Moving from the Junction eastward on SW Alaska St, the businesses change from pedestrian-oriented to auto-oriented. Jefferson Square, a large mixed use project including a Safeway, occupies the entire block bordered by 42<sup>nd</sup> Ave SW, 41<sup>st</sup> Ave SW, SW Alaska St, and SW Edmunds Street. An eight-story mixed use project is proposed across 42nd Ave SW from Jefferson Square. Another large mixed use project containing a Whole Foods is proposed for the north side of SW Alaska St. at 40<sup>th</sup> Ave SW. Just north of the proposed Whole Foods project is West Seattle Bowl, located on the west side of 39<sup>th</sup> Ave SW at SW Oregon St. Drivers headed east on SW Alaska St bear left onto Fauntleroy Way SW at 39<sup>th</sup> Ave SW to get to the West Seattle Bridge. This is a main corridor for public transportation as well.

The blocks to the north of the project site are a mix of commercial and residential uses along California Ave SW, transitioning to townhouses and single family houses to the east. There are several large churches with associated schools located nearby, including the Hope Lutheran Church and School on the north side of SW Oregon St between 42<sup>nd</sup> Ave SW and 41<sup>st</sup> Ave SW.

The project site is located near the top of a ridge which levels out at 42<sup>nd</sup> Ave SW. From the alley, there are currently views to both the west and east. The western views would be blocked by future development, but due to the fairly steep topography, views of the Cascade Mountains to the east will remain.

4.

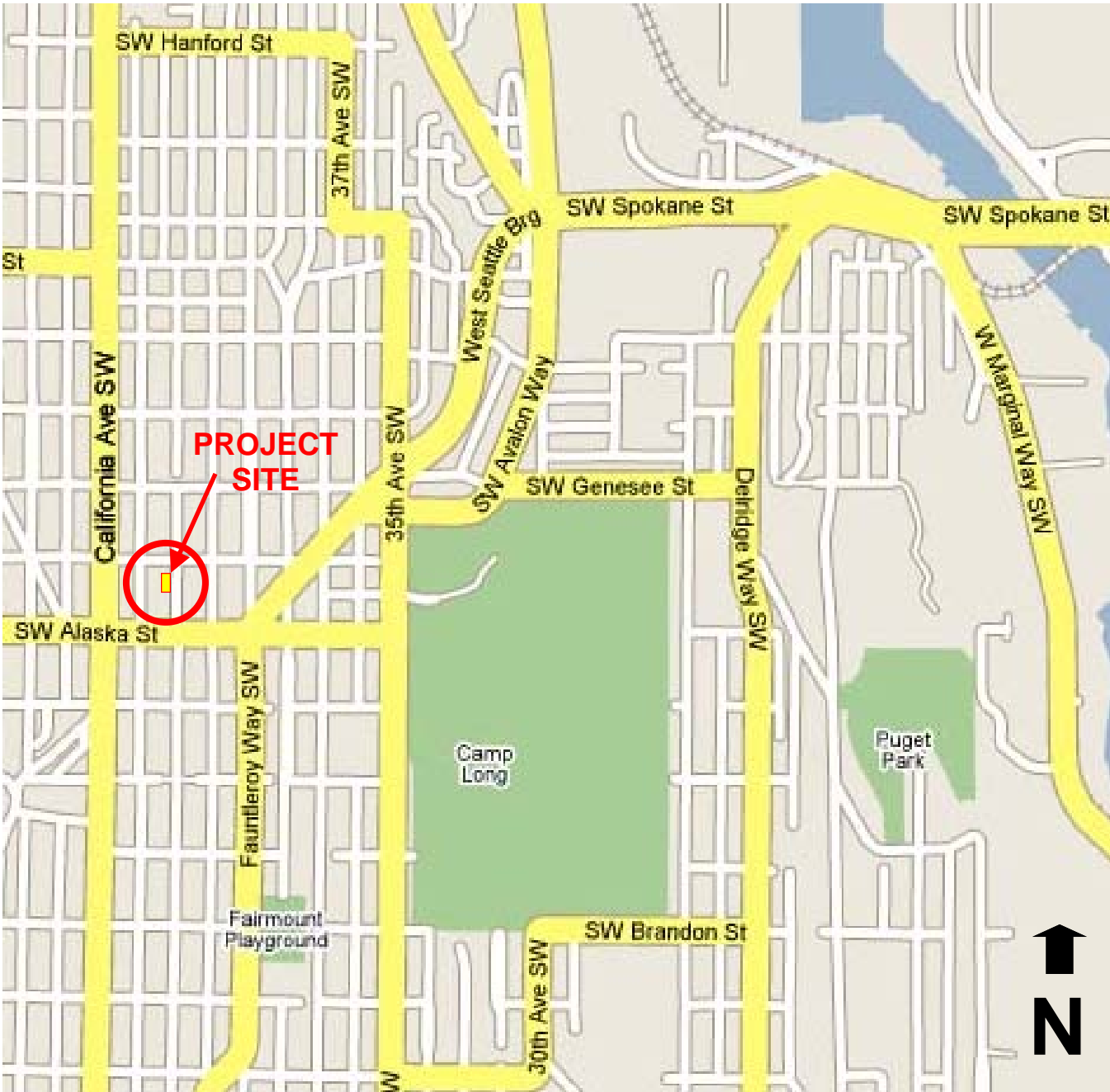
*Please describe the proponent's development objectives for this site, indicating types of desired uses and approximate structure size(s), as well as any potential requests for departure from development standards.*

The property owners realize that they own a significant piece of land centrally located in West Seattle's primary business district. Troubled by the recent demise of the Seattle Monorail Project and the impending Alaskan Way Viaduct project, they are concerned about future transportation options for West Seattle commuters. Seattle Department of Transportation and King County Metro Transit are developing a Bus Rapid Transit concept connecting West Seattle with downtown. Bus Rapid Transit would aim to improve the speed, frequency, and reliability of the commute. The project proponents support this concept, and they feel that it can be strengthened by providing safe commuter parking near the main bus stops. The existing L-3 zoning does not permit park and pool lots; therefore, the property owners are seeking a Contract Rezone to NC3-65. They plan to seek funding from Metro or other public agencies to finance the construction of the project, and they plan to partner with Metro for the operation of the park and pool. In addition, they would like to build up approximately four and a half stories of condominiums above the park and pool.

The design of the project is in the feasibility stage at this time. If the contract rezone were granted, it appears that a development containing up to 260 parking stalls and 70 condominium units would be possible. The parking structure would occupy close to 100% of the site at the lower floors, and the residential uses would have a maximum 64% lot coverage. Although departure requests have not been determined at this time, the owners would appreciate feedback concerning parking access for both the park and pool lot and the residences, and the preferred character of the streetfront along 41st Ave SW.



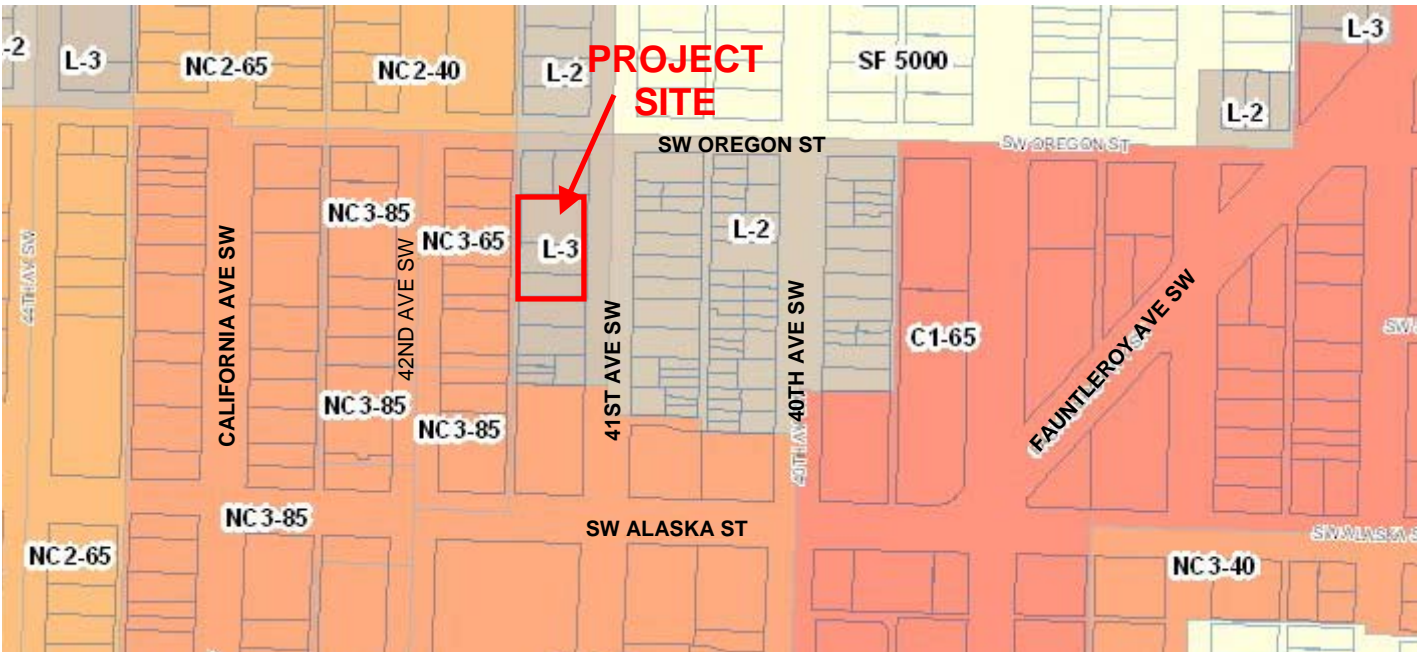
VICINITY AND ZONING MAPS



VICINITY MAP



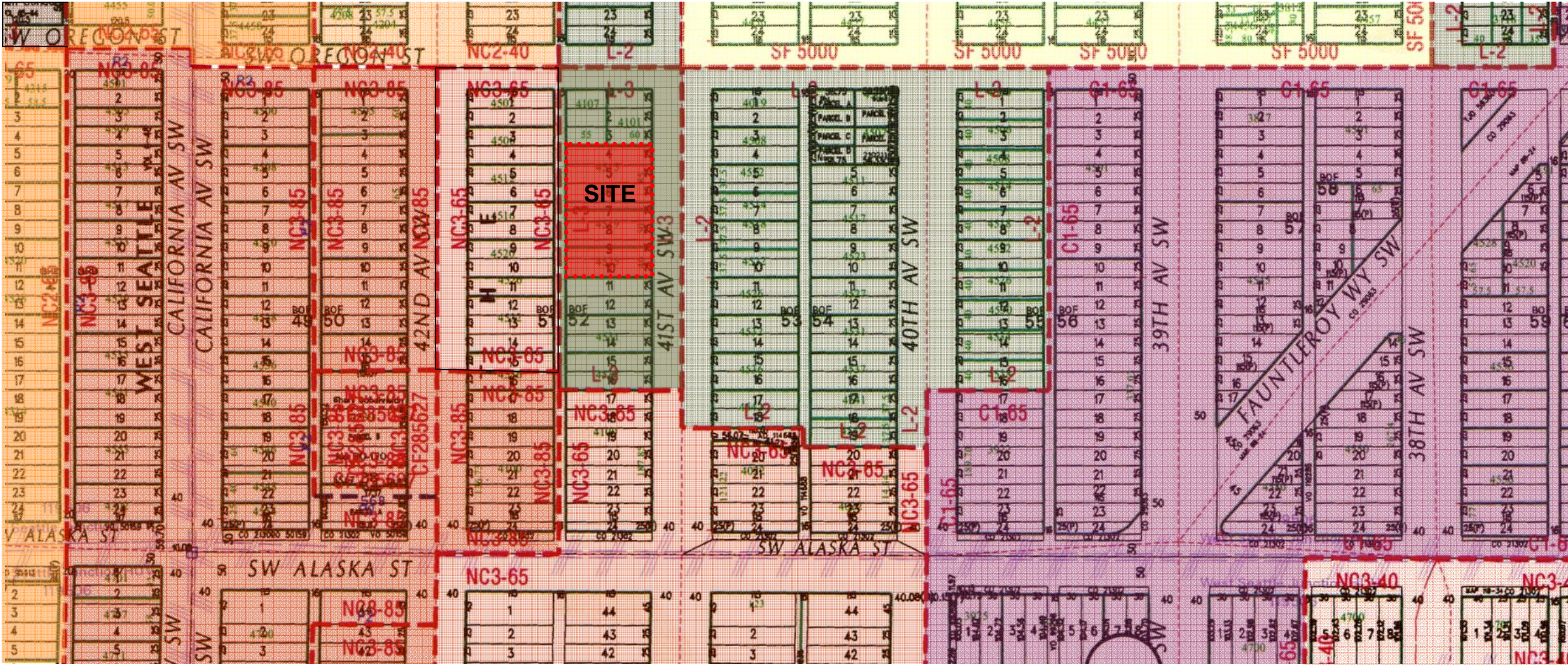
URBAN VILLAGE OVERLAY



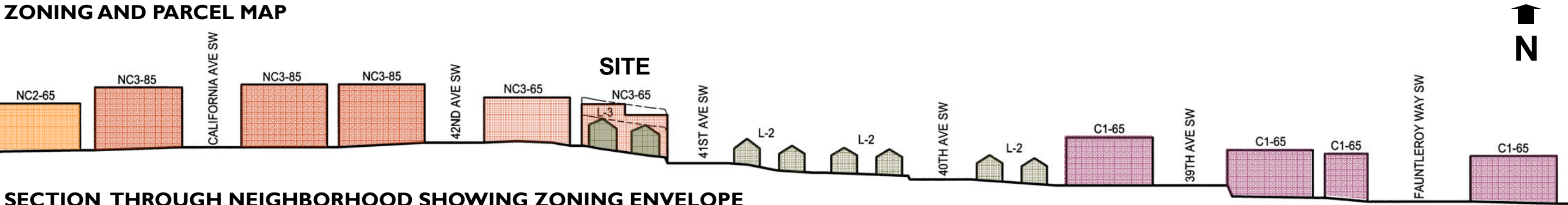
NEIGHBORHOOD ZONING



ZONING MAP AND DIAGRAM



ZONING AND PARCEL MAP



SECTION THROUGH NEIGHBORHOOD SHOWING ZONING ENVELOPE



4515-4525 41ST AVENUE SW

Proposed Mixed-Use Development for BCK Investments

EARLY DESIGN GUIDANCE



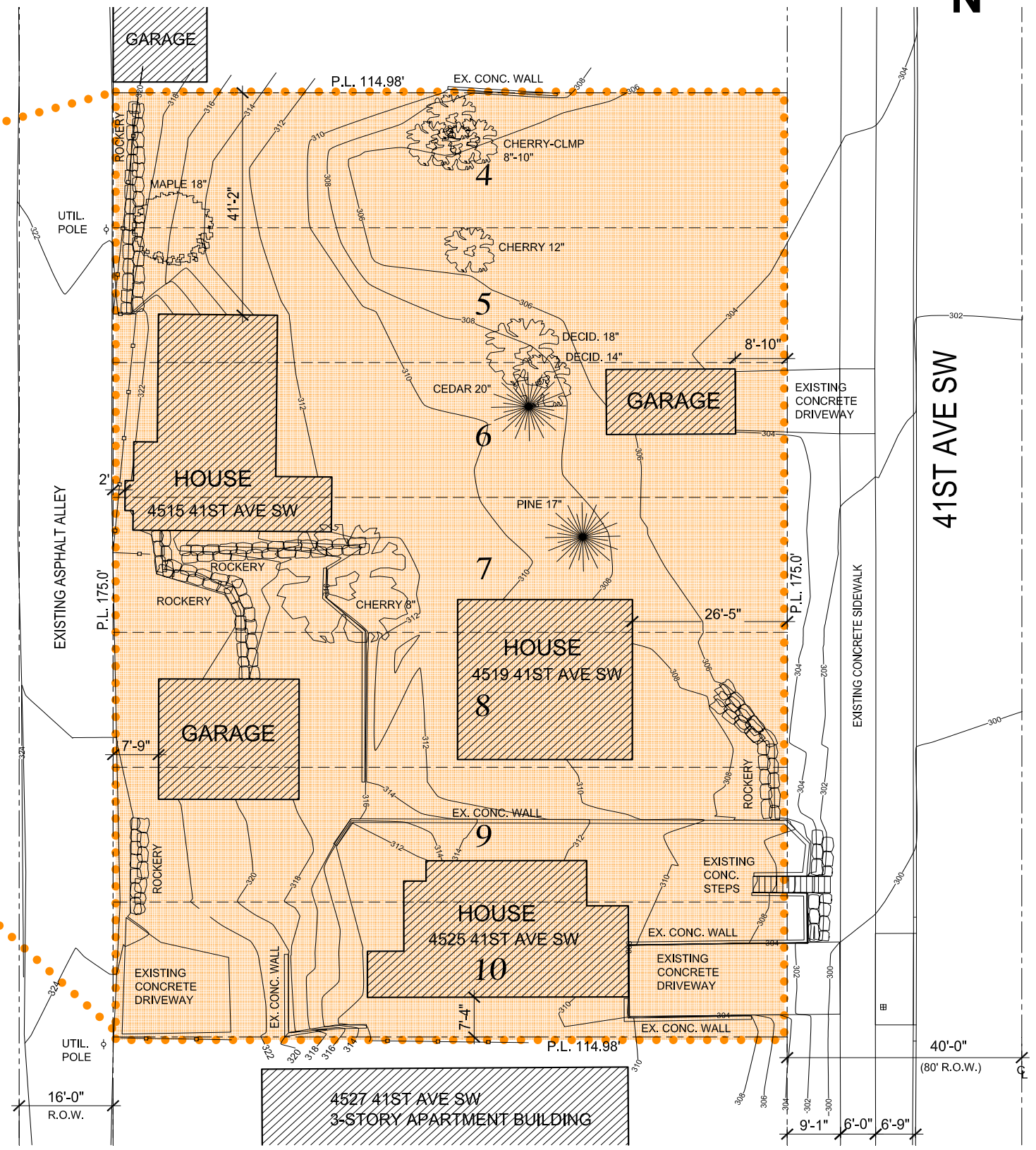
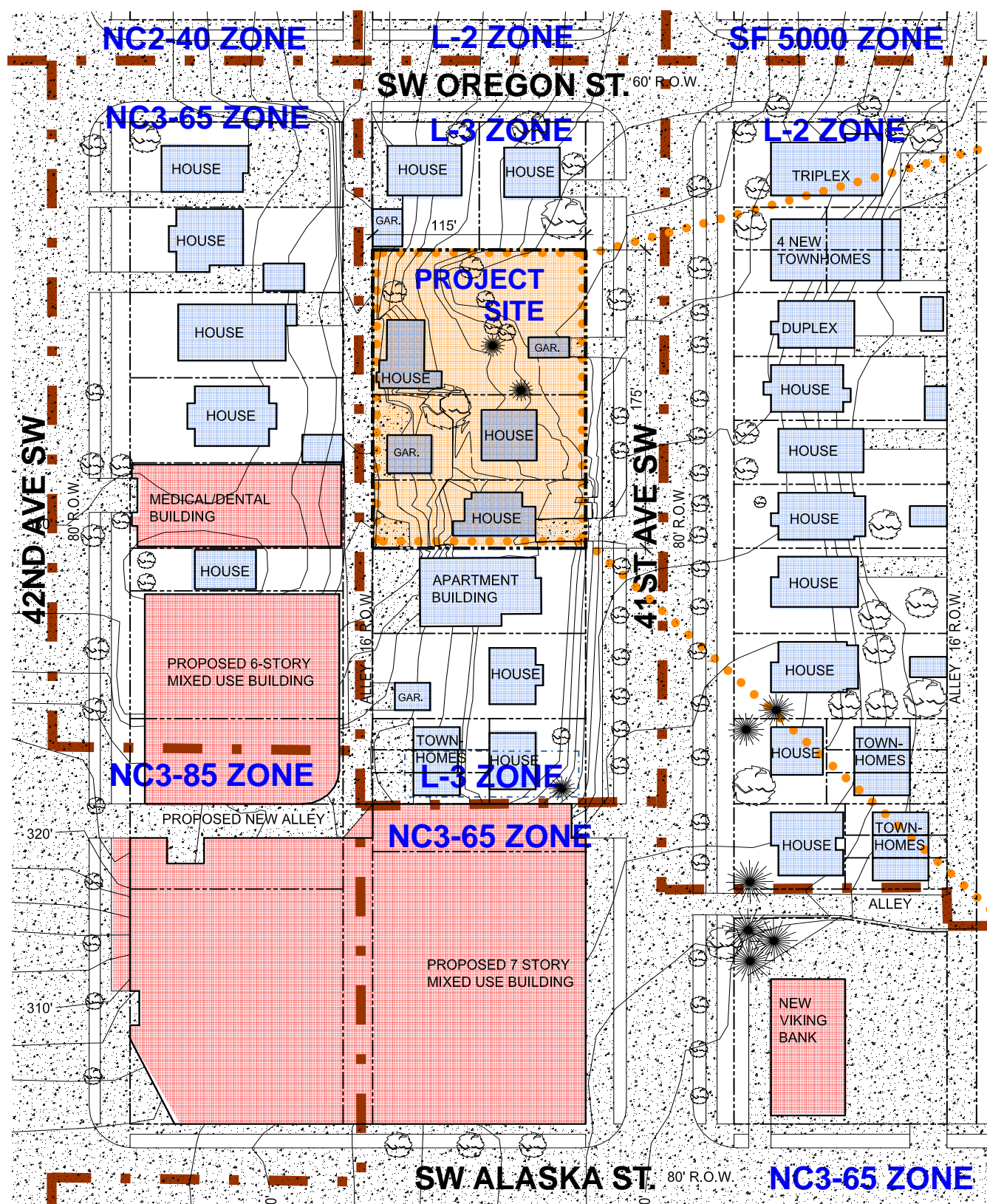
# SITE PLANS

RESIDENTIAL

COMMERCIAL / MIXED USE

ZONE CHANGE

PROJECT SITE





NEIGHBORHOOD PHOTOS



VIEW OF RETAIL ON CALIFORNIA AVE.



HOPE LUTHERAN CHURCH



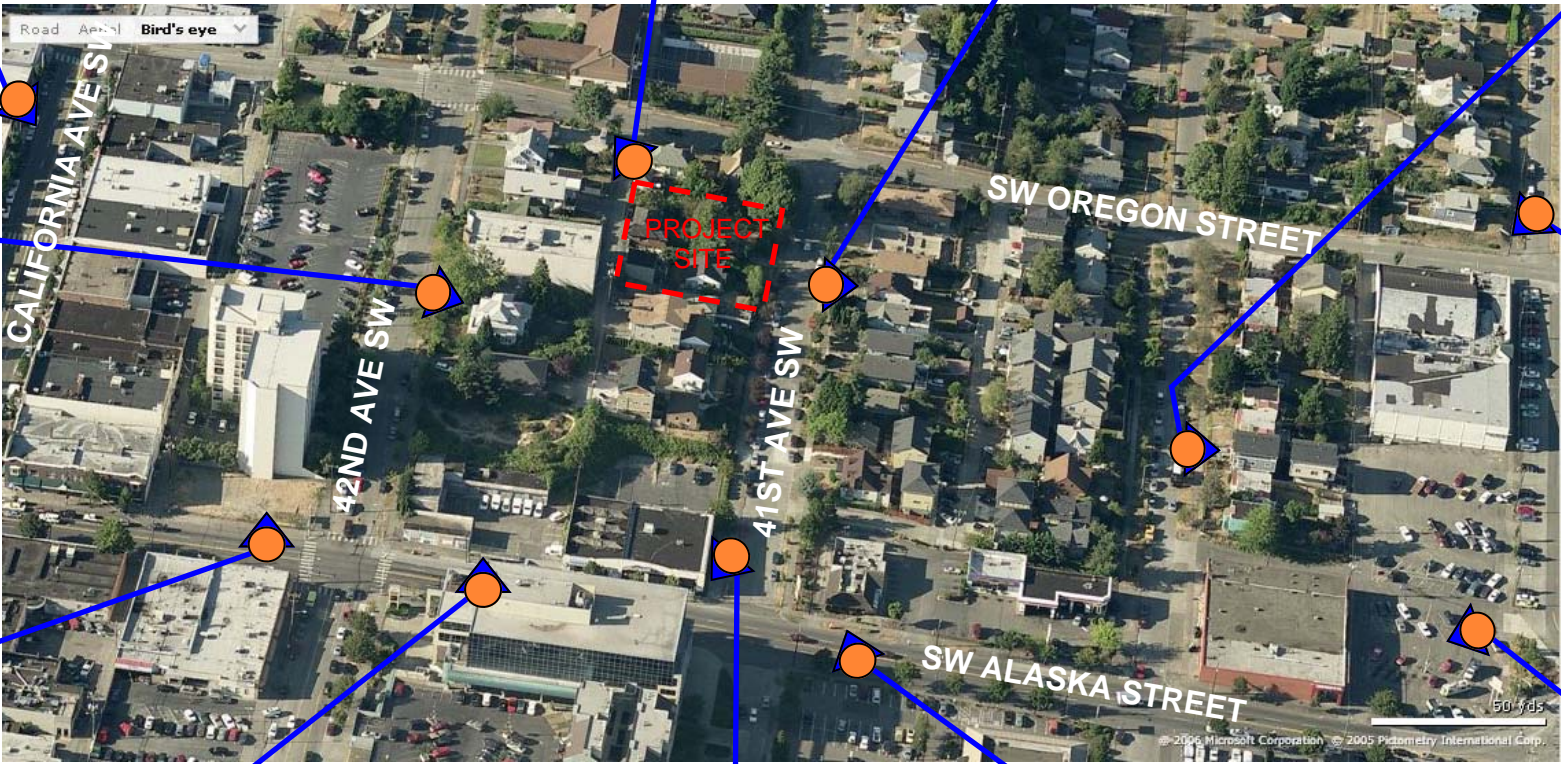
NEW TOWNHOUSES ACROSS STREET FROM SITE



NEW TOWNHOUSE BETWEEN SPANISH STYLE HOMES ON 40TH AVE



SITE OF PROPOSED 6 STORY MIXED USE PROJECT



WEST SEATTLE BOWL



10 STORY RESIDENTIAL HIGHRISE



SITE OF PROPOSED 7 STORY MIXED USE PROJECT (QFC)



NE CORNER OF JEFFERSON SQUARE DEVELOPMENT



NEW VIKING BANK



SITE OF 6 STORY MIXED USE PROJECT (WHOLE FOODS)



STREETSCAPES

PROPOSED  
MIXED USE  
DEVELOPMENT  
(QFC)

PROJECT SITE

SW OREGON ST.



41ST AVENUE SW: LOOKING WEST AT SITE

SW OREGON ST.

ACROSS STREET FROM PROJECT SITE

NEW VIKING BANK



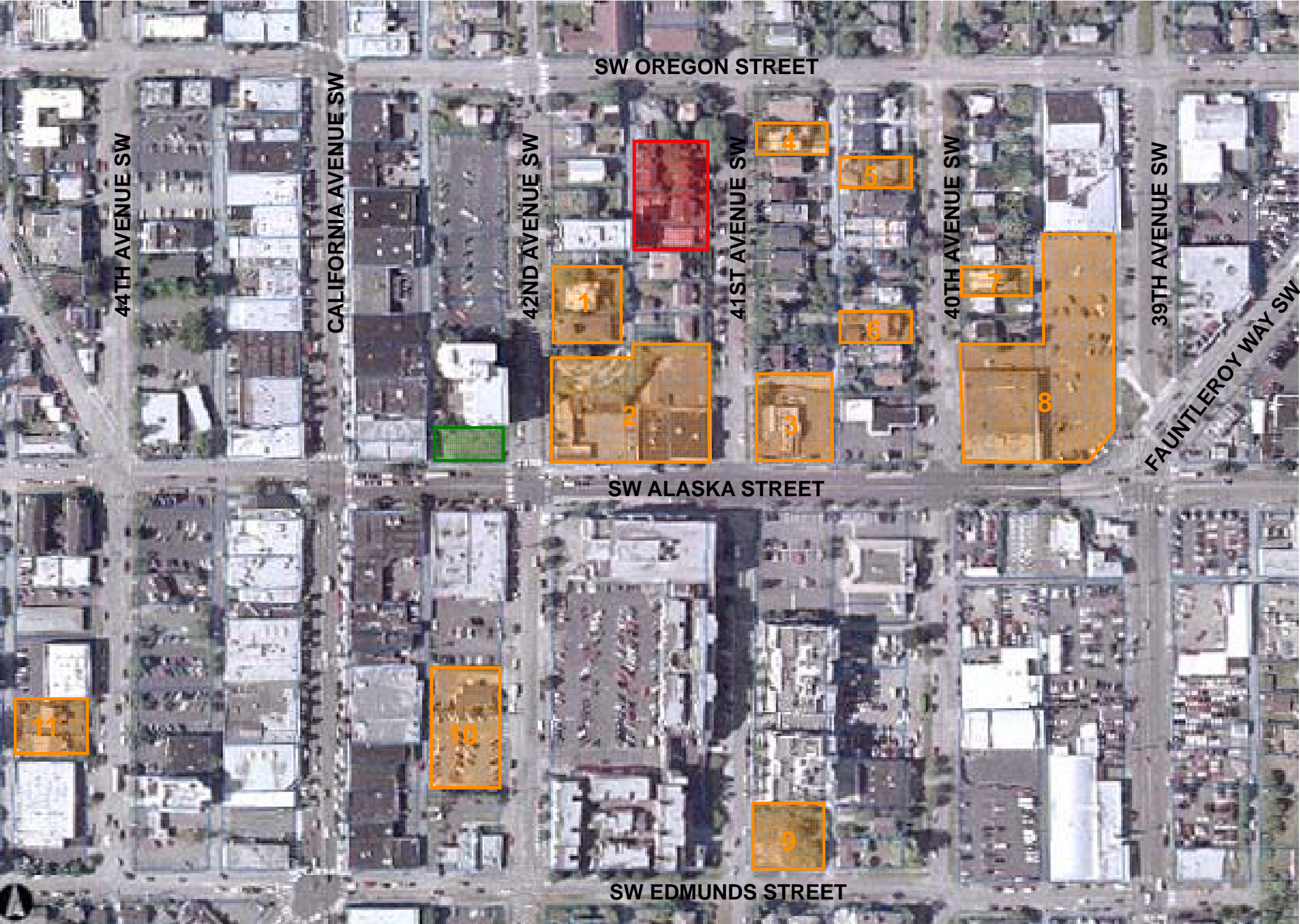
41ST AVENUE SW: LOOKING EAST ACROSS THE STREET FROM SITE



ALLEY: LOOKING EAST AT SITE



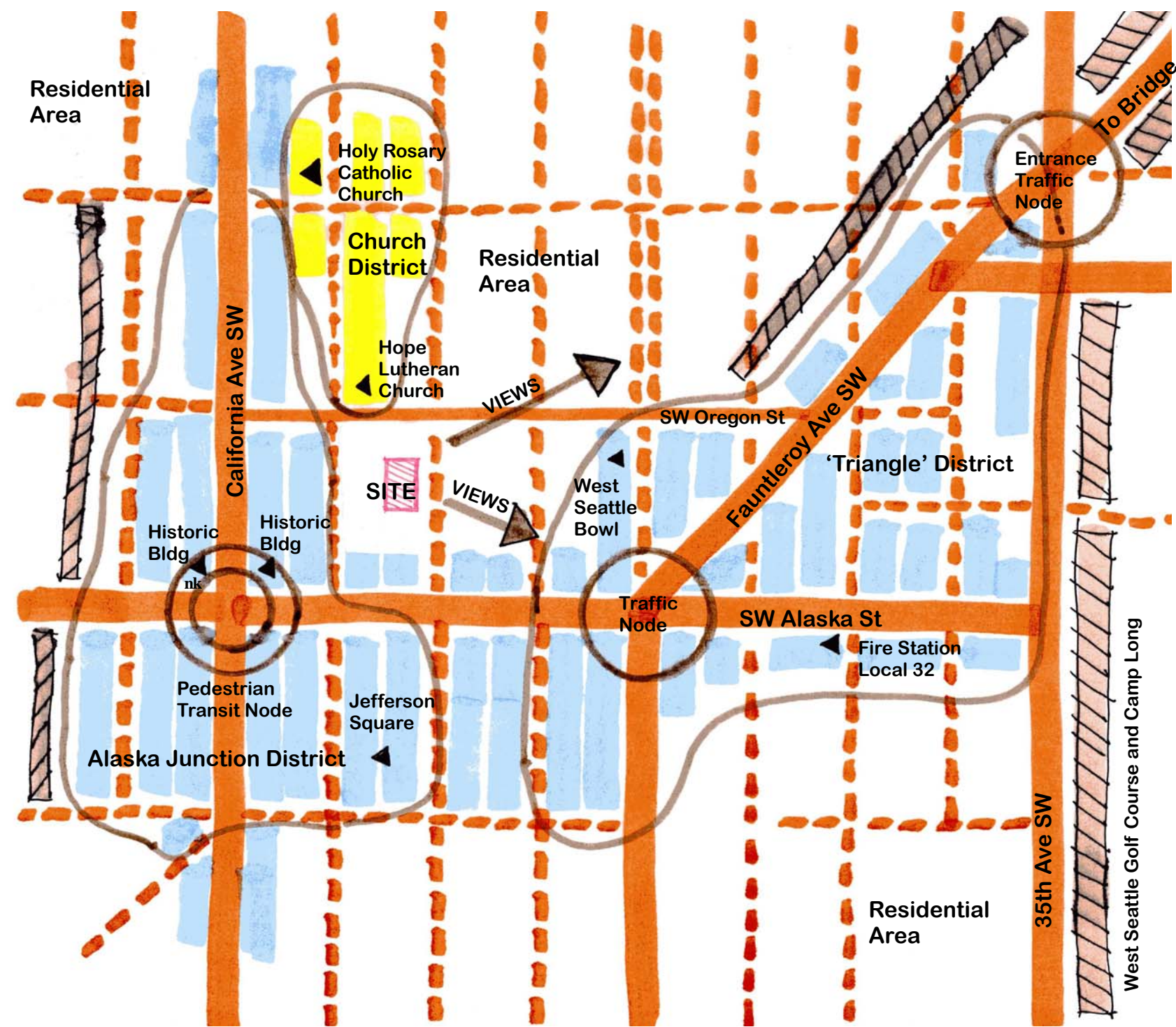
AERIAL PHOTO SHOWING RECENT PERMIT ACTIVITY



- Project Site**
- Junction Plaza Park**  
ProParks funding approved 2005
- Locations of Recent Permit or Construction Activity:**
1. **6-Story Mixed Use Building**  
Permit Application 2006
  2. **7-Story Mixed Use Building**  
Permit Application 2006
  3. **Viking Bank**  
Permit Finaled 2006
  4. **Four Townhouses**  
Permit Finaled 2005
  5. **Townhouses behind House**  
Permit Finaled 2005
  6. **Townhouses behind House**  
Permit Finaled 2006
  7. **Four Townhouses**  
Permit Finaled 2004
  8. **5-Story Mixed Use Building**  
Permit Application 2006
  9. **4-Story Mixed Use Building**  
Permit Finaled 2004
  10. **8-Story Mixed Use Building**  
Permit Application 2006
  11. **4-Story Mixed Use Building**  
Permit Issued 2005



URBAN DESIGN DIAGRAM

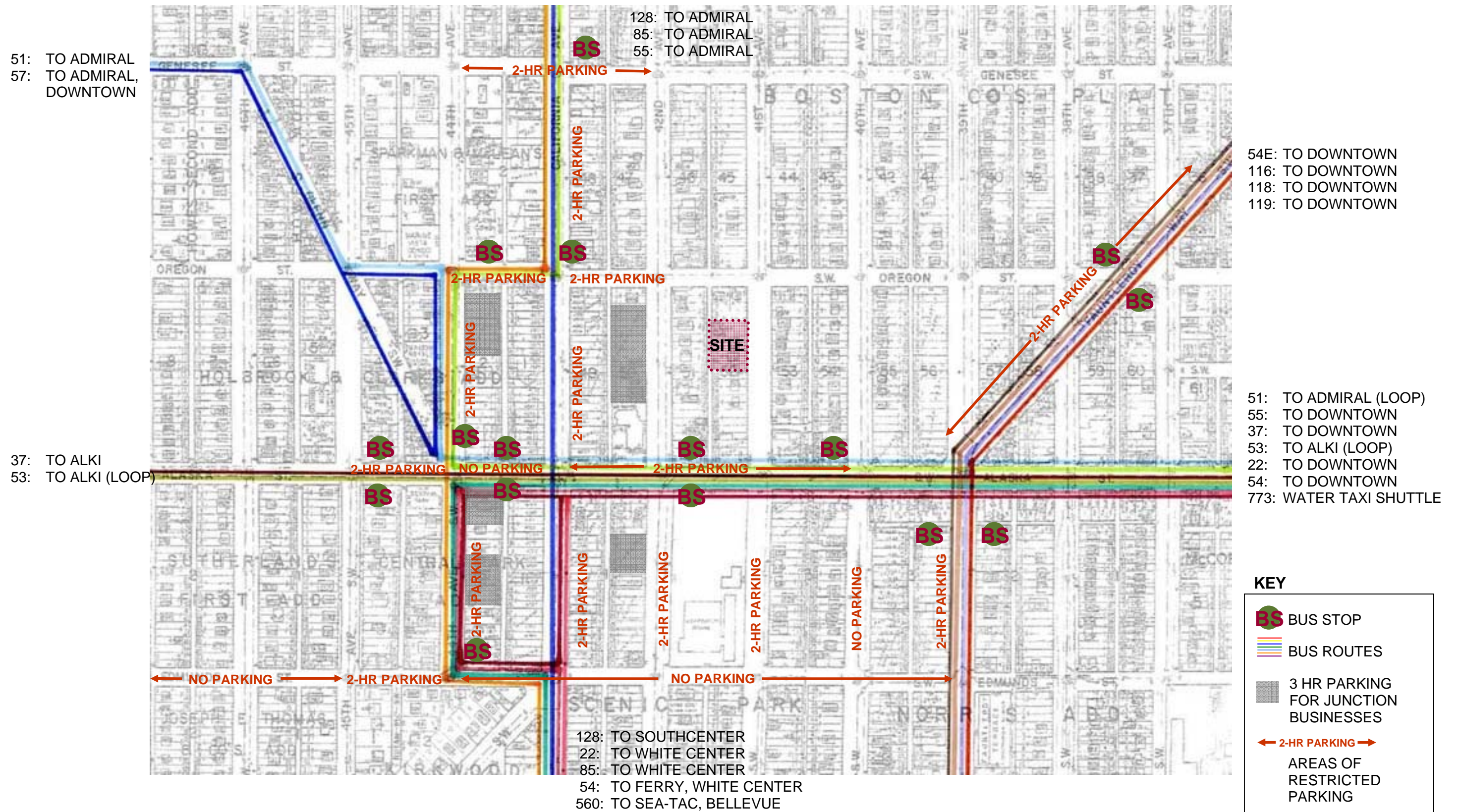


	Path	Edge	Node	District	Landmark
Major					
Minor					

PER KEVIN LYNCH'S NOTATION FROM  
'THE IMAGE OF THE CITY'



## PUBLIC TRANSPORTATION & PARKING DIAGRAM





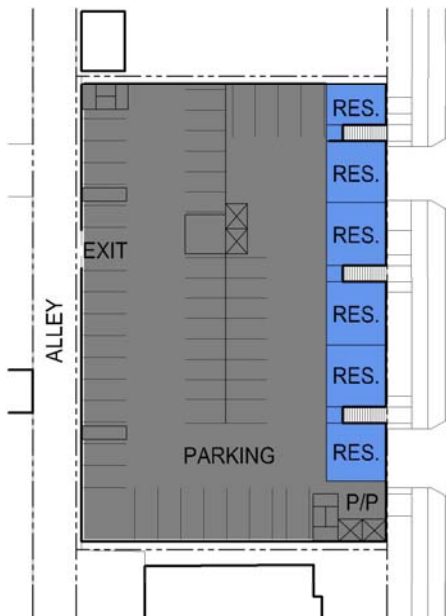
CONCEPTUAL DESIGN

RESIDENTIAL RETAIL OFFICE LIVE / WORK PARKING OPEN SPACE

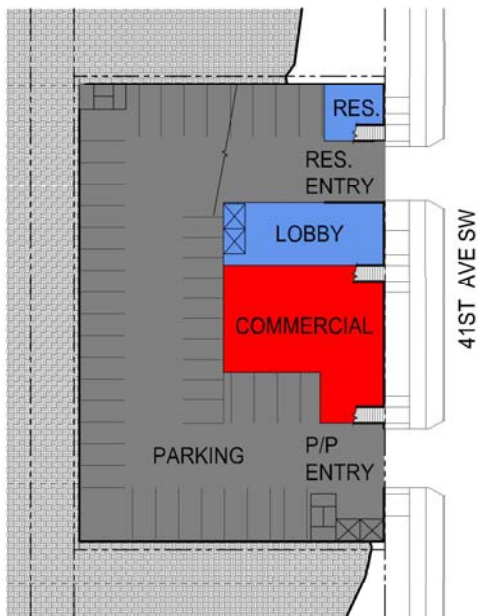
OPTION 1



TYPICAL UPPER FLOOR



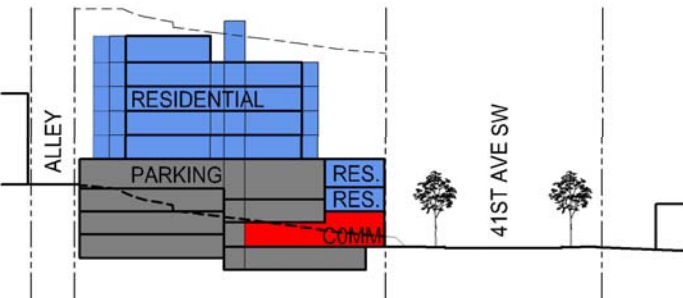
GARAGE AT ALLEY



GARAGE AT 41ST AVE SW



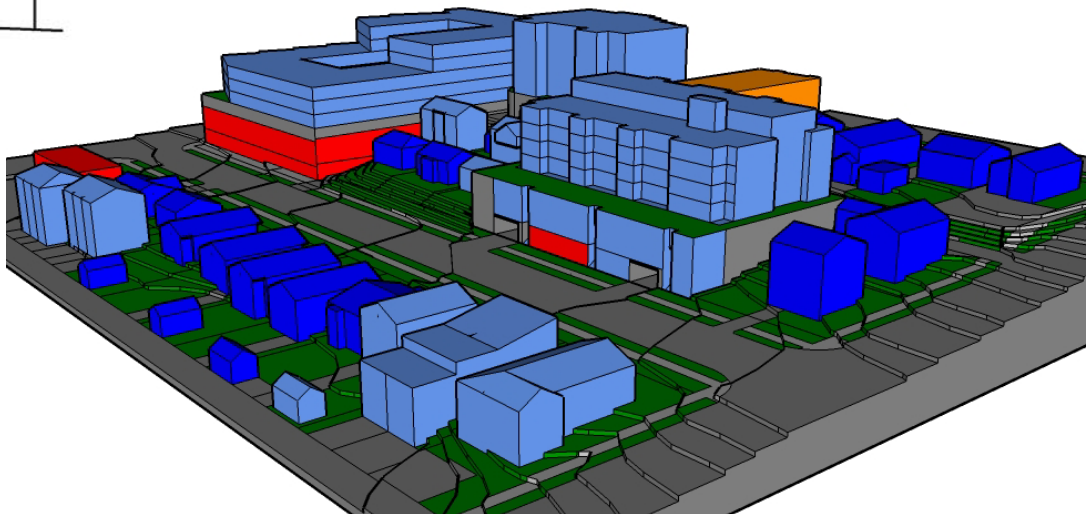
- Separate garage entrances off 41st Ave. SW for Park & Pool and residential uses.
- Lower portion of building (garage) comes close to side property lines.
- Retail at street level with 2 stories of residential townhouses above; massing and stairs are reminiscent of brownstones.
- Park & Pool core blends into overall massing of building.
- Upper building set back 25' from front property line; reduces impact of height from street level.



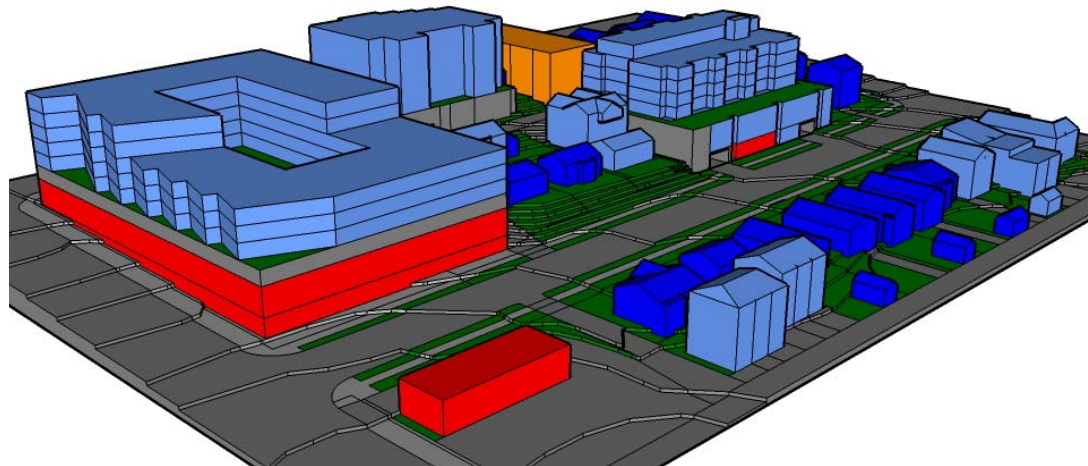
BUILDING SECTION



ELEVATION DIAGRAM



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



4515-4525 41ST AVENUE SW

Proposed Mixed-Use Development for BCK Investments

EARLY DESIGN GUIDANCE



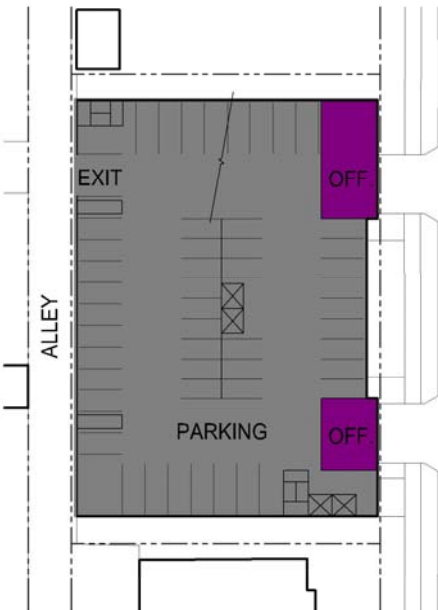
CONCEPTUAL DESIGN

RESIDENTIAL RETAIL OFFICE LIVE / WORK PARKING OPEN SPACE

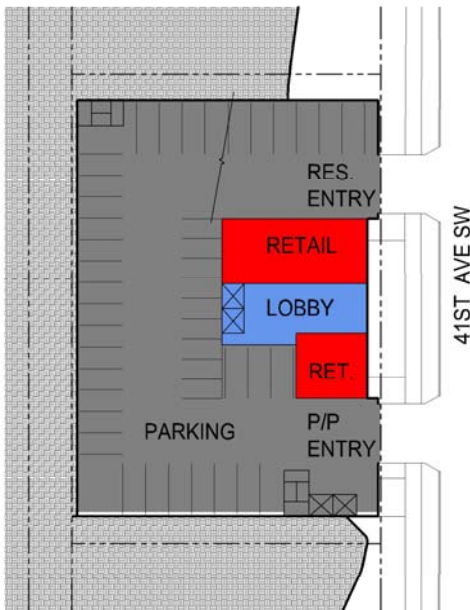
OPTION 2



TYPICAL UPPER FLOOR



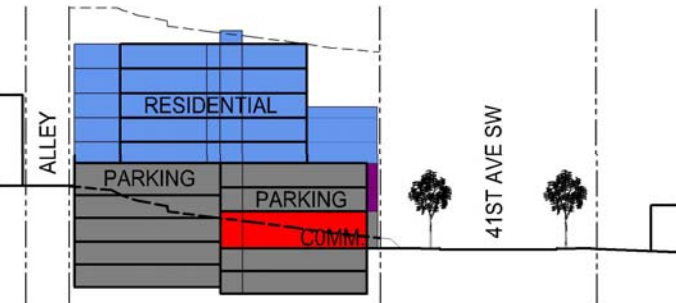
GARAGE AT ALLEY



GARAGE AT 41ST AVE SW



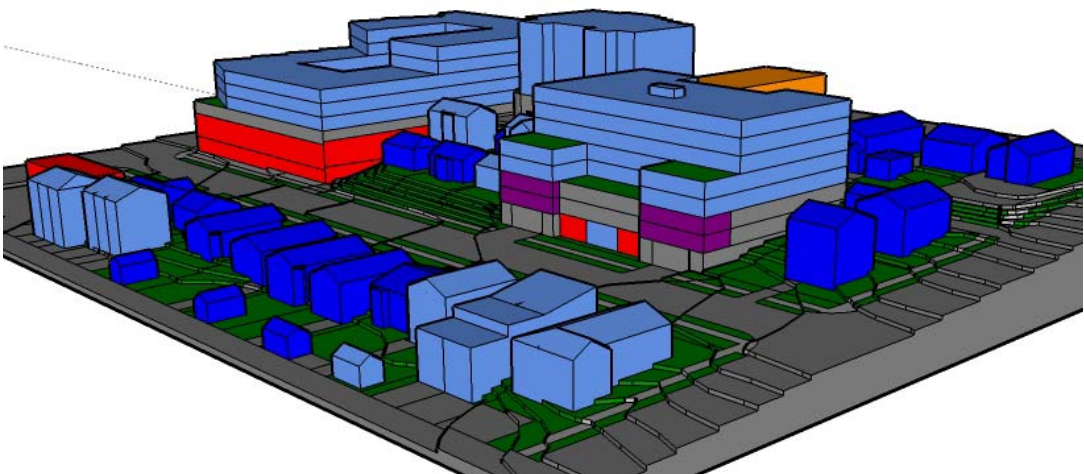
- Separate garage entrances off 41st Ave. SW for Park & Pool and residential uses.
- Lower portion of building (garage) set back 10' from side property lines.
- Retail at street level with 3 stories of live/work or office above at side masses.
- Park & Pool core blends into overall massing of building.
- Upper building steps back and forms terraces above parking garage.



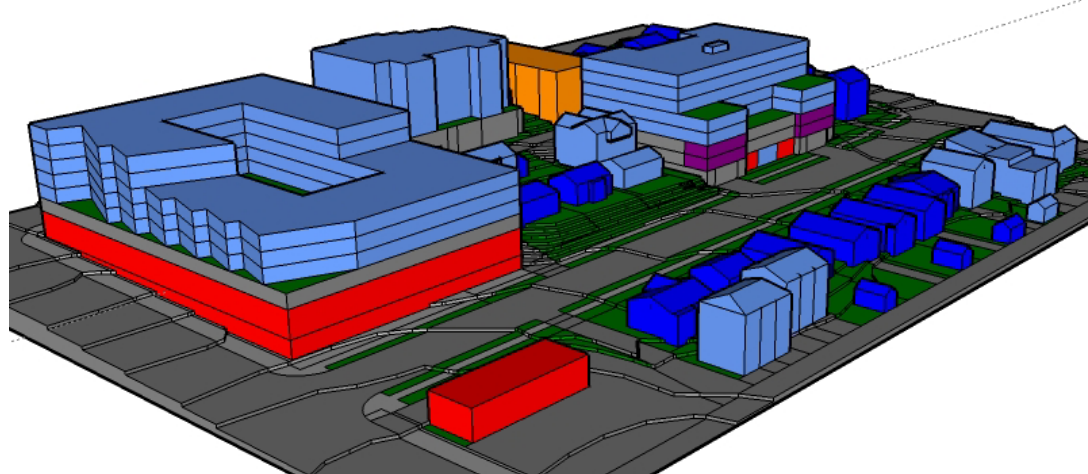
BUILDING SECTION



ELEVATION DIAGRAM



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



4515-4525 41ST AVENUE SW

Proposed Mixed-Use Development for BCK Investments

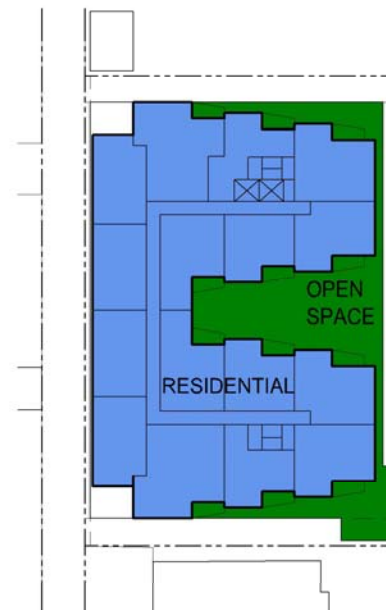
EARLY DESIGN GUIDANCE



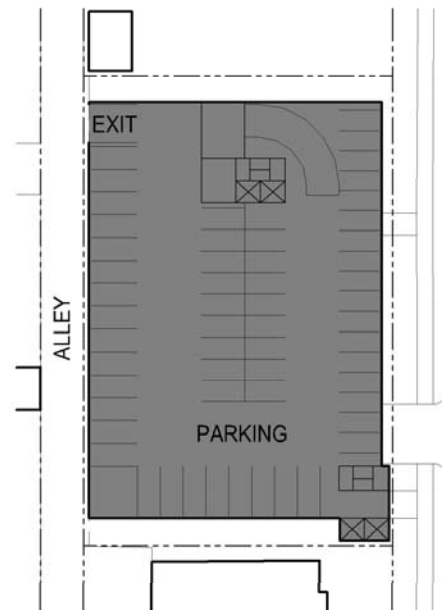
# CONCEPTUAL DESIGN

■ RESIDENTIAL 
 ■ RETAIL 
 ■ OFFICE 
 ■ LIVE / WORK 
 ■ PARKING 
 ■ OPEN SPACE

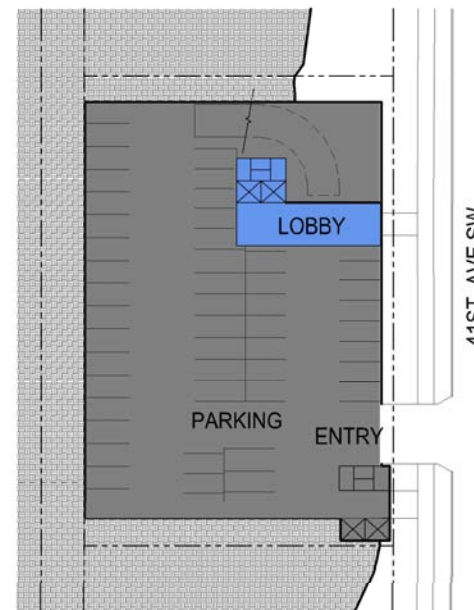
# OPTION 3



TYPICAL UPPER FLOOR



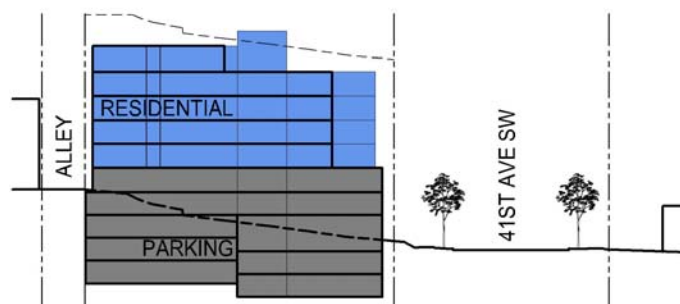
GARAGE AT ALLEY



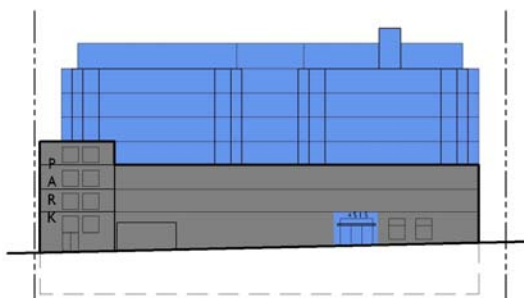
GARAGE AT 41ST AVE SW



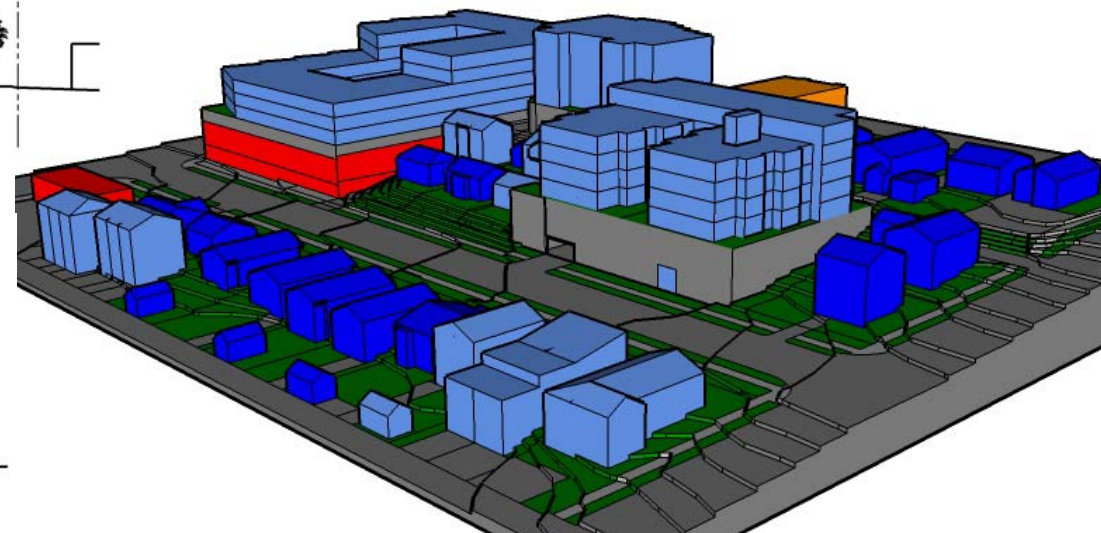
- Single garage entrances off 41st Ave. SW for both Park & Pool and residential uses.
- Lower portion of building (garage) set back 10' from side property lines, except at Park & Pool lobby and core.
- No retail at street level; heavy screening and landscaping of parking structure.
- Park & Pool core protrudes from mass of building at prominent corner.
- Upper building steps to provide views from most units; courtyard above parking garage



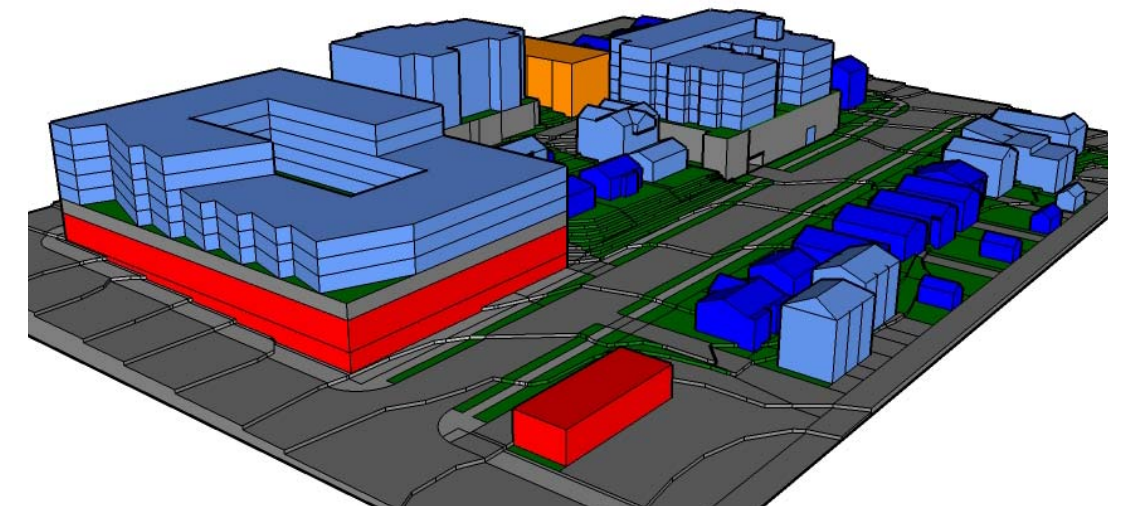
BUILDING SECTION



ELEVATION DIAGRAM



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST